

**REDEVELOPMENT AGENCY MEETING
JUNE 21, 2005**

The meeting called to order as the City Council at 10:13 a.m. by Mayor Murphy with Deputy Mayor Zucchet, and Council Members Maienschein and Inzunza not present.

Roll Call Peters, Zucchet, Atkins, Young, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Richard Mendes, Deputy City Manager
Michael J. Aguirre, City Attorney
Prescilla Duggard, City Attorney
Joyce Lane, City Clerk

The meeting adjourned as the City Council at 10:14 a.m.

The meeting reconvened as the Redevelopment Agency at 10:14 a.m. by Chair Murphy with Agency Members Zucchet, Maienschein and Inzunza not present.

Adoption

1. **Lofts @ 722 Market – Environmental Investigation Agreement - East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA 2005-167)

Approve the Proposed Environmental Agreement with Oliver McMillian Foster Market 7th, LLC for the proposed lofts @ 722 Market Project.

See Centre City Development Corporation Report no. CCDC-05-26, dated, June 15, 2005.

Staff: Eli Sanchez 533-7121

Atty: Sharon Matthews

Mr. Ewell, Executive Director, Redevelopment Agency stated this item returned to Executive Director, and CCDC staff.

The meeting adjourned as the Redevelopment Agency at 10:15 a.m.

REDEVELOPMENT AGENCY MINUTES-JUNE 21, 2005

The meeting reconvened as the City Council at 10:15 a.m.

The meeting adjourned as the City Council at 11:00 a.m.

The meeting reconvened as the Redevelopment Agency at 11:00 a.m. by Chair Murphy with Agency Members Zucchet, Maienschein and Inzunza not present.

Chair Murphy stated Items 2 and 5 of the Redevelopment Agency will trail to 2:00 p.m.

Adoption

3. **Exclusive Negotiation Agreement (ENA) with United Community Incorporated for the Gateway II Family Apartments Development in the Barrio Logan Project Area (District 8)**

(RA 2005-152)

Subitem A. Authorizing the Executive Director, or designee, to execute an Exclusive Negotiating Agreement (ENA) with United Community Incorporated for the development of a proposed low to moderate income residential development in the Barrio Logan Redevelopment Project Area.

Subitem B. Amending the FY 2005 Agency Budget to increase the Barrio Logan Area Fund 98910 in the amount of \$25,000 and authorizing expenditure of said funds.

See Redevelopment Agency Report no. RA-05-18, dated, June 15, 2005.

Staff: Rudy Gonzalez 533-4254

Atty: Rachel Witt

No one spoke in opposition to this item.

Motion by Member Peters to approve (with Zucchet, Maienschein, and Inzunza not present)

Second by Member Madaffer

Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03933 and D-03933.

REDEVELOPMENT AGENCY MINUTES-JUNE 21, 2005

Adoption

4. **Exclusive Negotiating Agreement (ENA) with Proposed Centrepont Project; Crossroads Redevelopment Project Area (District 7)**

(RA 2005-159)

Subitem A. That the Redevelopment Agency enter into an ENA with Centrepont LLC for the proposed Centrepont project and accept a Developer Deposit of \$65,000.

Subitem B. Amend the Fiscal Year 2005 Redevelopment Agency budget for Crossroads and authorizing expenditure of funds in an amount not to exceed \$65,000 for costs related to the ENA.

See Redevelopment Agency Report no. RA-05-23, dated, June 15, 2005.

Staff: Tracy Reed 533-7519

Michele St. Bernard 533-4218

Atty: Sharon Matthews

No one spoke in opposition to this item

Motion by Member Madaffer to approve (with Zucchet, Maienschein, and Inzunza not present)

Second by Member Peters

Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03934 and D-03934.

The meeting adjourned as the Redevelopment Agency at 11:02 a.m.

The meeting reconvened as the City Council at 11:02 a.m.

The meeting called to order as the City Council at 2:09 p.m. by Mayor Murphy with Deputy Mayor Zucchet and Council Member Inzunza not present.

The meeting adjourned as the City Council at 2:30 p.m.

The meeting reconvened as the Redevelopment Agency at 2:30 p.m. by Chair Murphy with Agency Members Maienschein and Inzunza not present.

REDEVELOPMENT AGENCY MINUTES-JUNE 21, 2005

Adoption

2. **Third Amendment to the Agreement for Legal Services Between the Redevelopment Agency of the City of San Diego & Kane, Ballmer & Berkman-Centre City and Horton Plaza Redevelopment Projects Districts 2 and 8)**

(RA 2005-158)

Approve the Third Amendment to the Agreement for Legal Services by and between the Agency and Kane, Ballmer & Berkman, Special Agency Counsel for \$60,000 for the Southeastern Economic Development Corporation and related work and \$150,000 for Centre City Development Corporation related work for a total agency contract amount not to exceed \$2,322,860.

See Centre City Development Corporation Report no. CCDC-05-22 and Southeastern Economic Development Corporation Report no. SEDC-05-007, dated, June 15, 2005.

Staff: Peter Hall 533-7119

Carolyn Smith 527-7345

Atty: Rachel Witt

Auditor Certificate Number: AC 2501046

No one spoke in opposition to this item

Motion by Member Zucchet to approve (with Maienschein and Inzunza not present)

Second by Member Peters

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03935 and D-03935.

REDEVELOPMENT AGENCY MINUTES-JUNE 21, 2005

Adoption

5. Owner Participation Agreement (OPA) with Constellation Property Group Hancock LP – North Bay Redevelopment Project Area (District 2)

(RA 2005-168)

Authorize the Executive Director or designee to enter into an Owner Participation Agreement (OPA) with the Constellation Property Group Hancock, LP for the development of affordable for-sale housing on Hancock Street and authorizing the expenditure of an amount not to exceed \$1,690,000, from the North Bay Low-and Moderate-Income Housing Fund (Fund 98072).

See Redevelopment Agency Report no. RA-05-22, dated June 15, 2005.

Staff: Alexander Greenwood 533-5458

Lydia Goularte-Ruiz 533-5170

Atty: Susan Cola

Auditor Certificate Number: AC 2501064

Alex Greenwood, project manager, Redevelopment Agency, presented staff report, and slide presentation.

No one spoke in opposition to this item

Public testimony in favor by Paul McNeil.

Motion by Member Zucchet to approve

Second by Member Peters

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03936 and D-03936.

Adjournment

The meeting adjourned as the Redevelopment Agency at 2:44 p.m.

Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego
(jis)